

**MINUTES OF THE REGULAR MEETING OF THE  
SAN MARCOS PLANNING AND ZONING COMMISSION  
COUNCIL CHAMBERS, CITY HALL  
September 13, 2011**

**1. Present**

**Commissioners:**

Bill Taylor, Chair  
Bucky Couch, Vice Chair  
Sherwood Bishop  
Travis Kelsey  
Kenneth Ehlers  
Carter Morris  
Chris Wood  
Randy Bryan

**City Staff:**

Matthew Lewis, Development Services Director  
Sofia Nelson, Chief Planner  
John Foreman, Planner  
Abigail Gillfillan, Planner  
Francis Serna, Recording Secretary

**2. Call to Order and a Quorum is Present.**

With a quorum present, the Regular Meeting of the San Marcos Planning & Zoning Commission was called to order by Chair Taylor at 6:00 p.m. on Tuesday September 13, 2011 in the Council Chambers, City Hall, City of San Marcos, 630 E. Hopkins, San Marcos, Texas 78666.

**3. Chairperson's Opening Remarks.**

Chair Taylor welcomed the audience.

**4. NOTE:** *The Planning & Zoning Commission may adjourn into Executive Session to consider any item listed on this agenda if a matter is raised that is appropriate for Executive Session discussion. An announcement will be made of the basis for the Executive Session discussion. The Planning and Zoning Commission may also publicly discuss any item listed on the agenda for Executive Session;*

**5. Citizen Comment Period**

There were no citizen comments.

**Consent Agenda**

**6. Consider approval of the minutes from the Regular Meeting on August 23, 2011.**

**7. PC-11-30(03) (Promiseland Church - Final Plat).** Consider possible action on a request by Hunter Shadburne, on behalf of Promiseland San Marcos, Inc. for statutory denial of a final plat for approximately 20.27 acres of property located at 1650 Lime Kiln Road.

**8. PC-11-14(03) (Aspen Heights-Final Plat).** Consider possible action on a request by Aspen Heights, on behalf of 90 San Marcos, DRFM Investments and Tony Kalantari, and Majid Hemmasi, for approval of a final plat for approximately 22.90 acres of property located at the terminus of Telluride Drive.

**9. PC-11-26(03) (Blanco Shoals-Final Plat).** Consider possible action on a request by Byrn and Associates, on behalf of Armbruster Holt., Ltd, for statutory denial of a final plat for approximately 39.03 acres of property located along the IH-35 north bound access road at River Ridge Parkway.

**MOTION:** Upon a motion made by Commissioner Wood and a second by Commissioner Bishop the Commission voted all in favor to approve on consent the minutes of the Regular Meeting on August 23, 2011; PC-11-30(03) and PC-11-14(03) conditional on the recordation of the required temporary public utility easements, posting surety for the public improvements, and payment of the parkland fee-in-lieu prior to the recordation of the plat. The motion carried unanimously.

### **Public Hearing**

**10. LUA\_11-18 (525 W. Hutchinson).** Hold a public hearing and consider possible action on a request by ETR Development Consulting, agent for Aqua-Firm Partners (Aqualand), for a Future Lane Use Map Amendment from Public (P) to Medium Density Residential (MDR), for a .182 acre tract described as Part of Lot 15 Block 3 of the Lindsey Harvey Addition, and located at 525 Hutchinson St.

**11. ZC-11-28 (525 W. Hutchinson).** Hold a public hearing and consider possible action on a request by ETR Development Consulting, agent for Aqua-Firm Partners (Aqualand), for a Zoning Change from Public and Institutional (P) to Multi-Family – 12 (MF-12), for a .182 acre tract described as Part of Lot 15 Block 3 of Lindsey Harvey Addition, and located at 525 W. Hutchinson St.

Commissioner Morris recused himself from discussion and vote of items 10 and 11.

Chair Taylor opened the public hearing for LUA-11-18 and ZC-11-28. Thomas Rhodes, ETR Development Consulting, agent for the applicant advised he was available to answer questions. There were no additional citizen comments and the public hearing was closed.

**MOTION:** Upon a motion made by Commissioner Couch and a second by Commissioner Wood, the Commission voted all in favor to approve LUA-11-18 and ZC-11-28 as submitted. The motion carried unanimously. Commissioner Morris recused.

### **12. Discussion Items.**

Commissioner Kelsey pointed out issues related to the development of The Retreat located at Craddock and Ranch Road 12.

Commissioner Morris reminded staff to include the sections to the Code in their staff reports.

### **Development Services Report**

#### **a) Land Development Code Revisions workshop.**

Sofia Nelson advised the Commission that the Land Development Code Revisions workshop will be held on the September 27, 2011 Planning Commission meeting.

#### **b) Texas State Planning Class meet and greet.**

Sofia Nelson announced that the Texas State Planning Class meet and greet is scheduled for Tuesday, September 27, 2011 from 5:30-6 prior to the Planning Commission meeting. She asked the Commissioners to attend if they were available.

Matthew Lewis invited the Commissioners to the Art and Eco Fest & Dream San Marcos Event slated for October 15, 2011. He advised the Commission that he would try and set up a meeting the following week with the Commission and Herb Marlowe. Mr. Lewis reminded the Commission about the Texas American Planning Conference to be held from October 5-7.

### Commissioners' Report

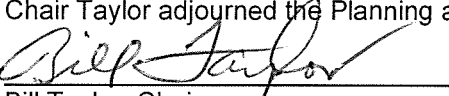
There were no reports.

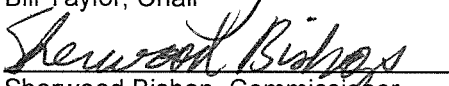
### 13. Questions and answers from the Press and Public.

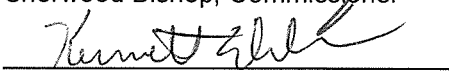
There were no questions from the public.

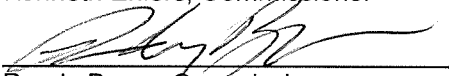
### 14. Adjournment

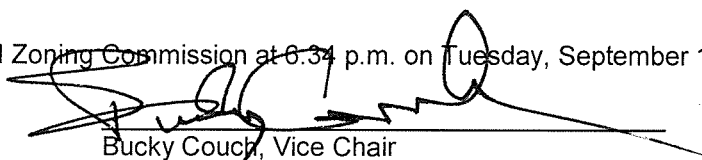
Chair Taylor adjourned the Planning and Zoning Commission at 6:34 p.m. on Tuesday, September 13, 2011.

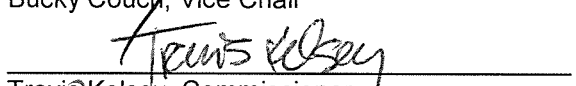
  
Bill Taylor, Chair

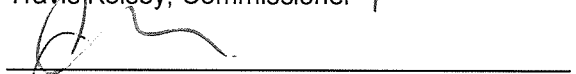
  
Sherwood Bishop, Commissioner

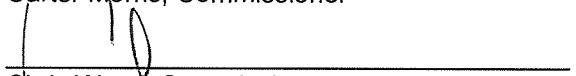
  
Kenneth Ehlers, Commissioner

  
Randy Bryan, Commissioner

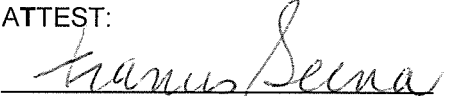
  
Bucky Couch, Vice Chair

  
Travis Kelsey, Commissioner

  
Carter Morris, Commissioner

  
Chris Wood, Commissioner

ATTEST:

  
Francis Serna, Recording Secretary

